

# Report

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| Report to:       | <b>Housing and Technical Resources Committee</b>            |
| Date of Meeting: | <b>18 May 2011</b>  |
| Report by:       | <b>Executive Director (Housing and Technical Resources)</b> |

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| Subject: | <b>Housing Allocation Policy Evaluation</b> |
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide an update on the outcome of the evaluation of the Housing Allocation Policy
- ◆ request approval of the recommendations stemming from the evaluation
- ◆ request approval of the implementation timescale

## 2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the outcome of the evaluation of the Housing Allocation Policy be noted
- (2) that the proposed amendments to the Housing Allocation Policy (detailed at sections 5.8, 5.9 and 8.4), be approved
- (3) that the proposed actions and implementation timescales (detailed at sections 4.6, 5.10, 6.5, 7.4 and appendix 1), be approved

## 3. Background

3.1 The new Housing Allocation Policy was approved by Housing and Technical Resources Committee in September 2008 and came into effect on 29 June 2009.

3.2 During the first year of implementation of the Policy, Housing and Technical Resources were subject to an inspection of its services by the Scottish Housing Regulator (SHR). While on site, the SHR were advised that while a full review of the Housing Allocation Policy would be carried out in accordance with the policy review schedule, an evaluation of the policy was scheduled to be carried out after the first year of operation.

3.3 When scoping the evaluation of the Policy consideration was given to:-

- ◆ new and innovative aspects of the Policy
- ◆ issues identified through established monitoring systems
- ◆ feedback from the SHR

3.4 This resulted in the evaluation focussing on four key aspects of the policy:

- ◆ Local Letting Plan (LLP) targets
- ◆ Local Letting Initiatives (LLIs)
- ◆ effective matching of applicants to vacant properties
- ◆ number of offers made to urgent housing need applicants

3.4.1 Sections 4 to 8 below set out a summary of the approach, findings and recommendations in relation to each of the policy areas evaluated.

#### **4. Local Letting Plan Targets**

4.1 The new Policy introduced a Local Letting Plan (LLP) for each of the eight housing management areas of South Lanarkshire. On an annual basis, each plan sets out the letting targets at a local level for each of the four housing lists (Urgent Housing Need, Waiting List, Transfer List and Other Categories) taking account of the particular profile of supply and demand within that area.

4.2 The evaluation considered whether the targets set out in the LLPs are an effective way for directing and managing allocations between the housing lists. This was achieved by carrying out an assessment of the process for setting targets and reviewing performance against targets.

4.3 The evaluation confirmed that letting targets play an effective role in managing allocations between the housing lists and over the first two years of operation targets have generally been achieved. The evaluation also confirmed that letting targets are a useful management tool which provides the flexibility required to respond to supply and demand trends on an annual basis.

4.4 The report setting out performance against 2010/2011 letting targets and requesting approval for 2011/2012 letting targets is also being presented on this Housing and Technical Resources Committee agenda.

4.5 It was also confirmed that this approach is entirely consistent with recently issued Scottish Government guidance (Social Housing Allocations; A Practice Guide) which recommends targets are sufficiently flexible to amend in light of changing circumstances; letting outcomes are monitored and performance against targets published to ensure the allocation process is more transparent.

4.6 Following the evaluation, it is proposed that, to assist with statistical reporting and monitoring, a South Lanarkshire wide letting target be set for each of the housing lists.

#### **5. Local Letting Initiatives**

5.1 Local Letting Initiatives (LLIs) are widely recognised as an effective means for varying the Housing Allocation Policy to take account of specific local issues and circumstances which require to be addressed. Indeed, one current LLI (Greenhill Court, Rutherglen) is cited as a good practice example within the Scottish Government allocation guidance referred to at section 4.5 above.

5.2 The SHR focused heavily on the use of LLIs during the inspection. While the SHR recognised LLIs as a useful tool in responding to local issues, their inspection report highlighted the following issues:-

- ◆ the need to achieve a more consistent definition of allocation criteria for similar LLIs
- ◆ the need to establish transparent assessment criteria to ensure LLIs are clearly understood by applicants
- ◆ a requirement to ensure all LLIs are time limited and subject to annual monitoring and review

5.3 As part of the evaluation, a review has been carried out on each of the 13 current LLIs and considered:-

- ◆ the impact the LLI has had within the area
- ◆ whether there was a continuing need for the LLI
- ◆ any requirement for the criteria of the LLI to be varied or redefined

5.4 Appendix 1 provides details on the outcome of the evaluation in relation to each LLI, with recommendations and implementation timescales.

5.5 Table 1 below provides a summary of recommendations in relation to each LLI

**Table 1**

| LLI  | Proposed changes to LLI criteria  | Proposal  |
|--|---|---|
| <p><b>Multi Storey LLIs</b></p> <p>East Kilbride<br/>(Appendix 1 - LLI 1)<br/>Hamilton<br/>(Appendix 1 - LLI 2)<br/>Cambuslang<br/>(Appendix 1 - LLI 7)</p>  | <ul style="list-style-type: none"> <li>• Apply consistent criteria across each area</li> <li>• Standardise the definition of mobility to include a wide range of mobility factors</li> <li>• Remove the criteria relating to the restriction on lets to households with children within multi storey properties</li> <li>• Revise Allocation Policy to confirm that no households with children under 16 years will be offered a multi storey property across South Lanarkshire</li> <li>• Remove Kyle Court from LLI (due to internal stairs)</li> </ul> | <ol style="list-style-type: none"> <li>1. Retain LLIs with revised criteria, and</li> <li>2. Amend Allocation Policy to confirm that no households with children under 16 years will be offered a multi storey property across South Lanarkshire</li> </ol> <p>Implement 3 October 2011</p> |
| <p><b>Amenity LLIs</b></p> <p>Hamilton applies to upper flatted properties in May Gardens<br/>(Appendix 1 - LLI 3)</p> <p>Larkhall applies to upper flats in Burnbrae Street; Mossblown Street; Watson Street<br/>(Appendix 1 - LLI 6)</p> | <ul style="list-style-type: none"> <li>• Amend Allocation Policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs</li> <li>• Remove LLI and let properties in accordance with revised policy</li> </ul>   | <ol style="list-style-type: none"> <li>1. Remove LLI, and</li> <li>2. Amend Allocation Policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs</li> </ol> <p>Implement 3 October 2011</p>                                   |

| LLI  | Proposed changes to LLI criteria   | Proposal  |
|--|--|---|
| <p>Cambuslang applies to all 1 bedroom properties in all letting areas with the exception of Springhall (Appendix 1 - LLI 8)</p> <p>Rutherglen -applies to all 1 bedroom flats in Gallowflat/Farmecross (Appendix 1 - LLI 10)</p> <p>Clydesdale South and North applies to 1 and 2 bedroom properties in particular streets (Appendix 1 - LLI 12 &amp; 13)</p> |  |   |
| <p>Hamilton -applies to 2 bedroom tenement flats in Glasgow Road (Appendix 1 - LLI 4)</p>  | <ul style="list-style-type: none"> <li>• High turnover in area has been addressed and objectives of initiative achieved, therefore propose to remove LLI</li> </ul>  | <p>Remove LLI</p> <p>Effective from 23 May 2011</p> |
| <p>Hamilton - applies to all properties in Kelvin Gardens (Appendix 1 - LLI 5)</p>   | <ul style="list-style-type: none"> <li>• Progress has been made towards stabilising the area. It is felt that the mainstream policy combined with specific management interventions is more appropriate. Therefore propose to remove LLI</li> </ul>  | <p>Remove LLI</p> <p>Effective from 23 May 2011</p> |
| <p>Rutherglen -applies to all properties in Greenhill Court (Appendix 1 - LLI 9)</p>   | <ul style="list-style-type: none"> <li>• To continue to promote sustainability within area, retain restriction in lets to UHN list to 25% - 30% for 2011/12</li> <li>• Remove consideration of mobility needs for ground floor properties.</li> <li>• Remove option to re-designate 1 block from mainstream at future date.</li> </ul> | <p>Retain LLI</p> <p>Effective from 23 May 2011</p> |

| LLI  | Proposed changes to LLI criteria  | Proposal                                     |
|--|---|--|
| Clydesdale North and South – applies to specific letting areas (Appendix 1 - LLI 11) | <ul style="list-style-type: none"> <li>Retain criteria relating to local connection and include a restriction on lets to the UHN list to 25% - 30% for 2011/12</li> </ul> | Retain LLI<br><br>Effective from 23 May 2011 |

**N.B. Please note that the proposals set out in the above table are presented for approval within the report on Local Letting Plans which is also being presented on this Housing and Technical Resources Committee agenda.**

5.6 Implementation is scheduled for 3 October 2011, this is to allow time to reassess applicants where appropriate, make changes to the Housing Management I.T. system and develop further training and guidance for officers on how to let properties within an LLI area.

5.7 As noted at Table 1, it is proposed that two amendments be made to the Housing Allocation Policy in relation to the allocation of amenity housing and allocation of multi storey properties to households with children. The purpose of these changes is to use the mainstream policy to meet criteria which were previously specified within LLIs. The proposed changes to the policy are detailed at section 5.8 and 5.9 below and relate to:-

- ◆ allocation of multi storey properties – amend the Housing Allocation Policy to confirm that no households with children under 16 years will be offered a multi storey property across South Lanarkshire
- ◆ allocation of amenity properties – amend the Housing Allocation Policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs

5.8 With effect from 23 May 2011, section 2.4 of the Policy be revised as follows:-

**Applying for amenity or adapted housing**

“A number of our properties have been purpose built or adapted to meet the specific needs of different groups of applicant, for example, older people, people with a physical disability or with restricted mobility or wheelchair users.

To apply for amenity housing you must normally be 60 years or over or have appropriate needs. Priority for adapted housing will be given to those who have appropriate needs.”

5.9 With effect from 23 May 2011, it is proposed that the following paragraph be inserted into the Policy at section 2.5:-

**Applying for multi-storey properties**

“Due to the unsuitability of this property type for households with children, households with children under 16 years will not be considered for an offer of housing within a multi storey property.”

5.10. In addition to the proposed amendments to the LLI relating to multi storey properties, it is further proposed that a sustainability assessment is completed for applicants who wish to consider this property type. The purpose of this assessment is to ensure that the applicant is able to sustain a tenancy within a multi storey property and prevent some of the housing management issues that can arise as a result of an unsuitable allocation.

This approach will be considered for wider application across other areas and property types as part of the phased introduction of housing options.

## **6. Effective matching of applicants to vacant properties**

- 6.1 The Housing Allocation Policy and procedures set out the clear and limited basis in which an applicant can be bypassed for an offer of housing, for example, applicant bypassed as already refused an offer of this property.
- 6.2. At an early stage of implementation of the new Policy, regular monitoring highlighted a high number of applicants were being bypassed for offers of housing. Consequently, this area has been subject to ongoing rigorous scrutiny and analysis resulting in the introduction of a number of additional requirements in relation to recording, approval process and performance monitoring to ensure that any bypasses are carried out appropriately.
- 6.3. During the inspection, the SHR commented on the high level of bypasses while recognising that actions had been taken to improve and monitor performance.
- 6.4. The evaluation highlighted a significant improvement in performance, in that following the introduction of the additional requirements set out above, the overall level of bypasses has reduced from an average of eight bypasses for every property let during the first six months of the policy to an average of five by the end of 2010/2011.
- 6.5. In addition, the evaluation highlighted that bypasses for properties within LLIs were much higher than for other properties. This is primarily linked to issues in relation to the effective implementation of LLIs, such as clearly identifying applicants who meet specific LLI criteria and subsequently making improved use of the allocation I.T. system to produce a more efficient shortlist for any available property. It is proposed that the revisions required to the I.T. system will be in place by 3 October 2011.
- 6.6 On this basis, it is fully anticipated that implementation of the proposed actions in relation to LLIs, as outlined within section 5 above, will have a further positive impact in reducing the level of bypasses and continue to improve performance in this area.

## **7. Offers to Urgent Housing Need applicants**

- 7.1 The Allocation Policy confirms that all applicants are eligible to receive up to three offers of housing. Applicants assessed as having a priority for housing (Homeless, Urgent Medical, Tied Tenants, HM Forces and applicants queued within the Other Categories list) receive one offer of housing as a priority applicant.
- 7.2 If the offer is unreasonably refused, the applicant is entitled to receive up to two further offers of housing on the basis of their re-assessed (non priority) circumstances. Where the applicant is homeless, the offer made to them as a priority applicant discharges the Council's legal duty to provide permanent accommodation to the household. The evaluation considered whether this approach to offers is appropriate and equitable.
- 7.3 The SHR inspection report recognised that the quality of offers made to homeless households are the same as those offered to other households. However, the report was critical of the one priority offer approach to homeless households and emphasised that the Code of Guidance requires "homeless applicants should however be treated on the same basis as other housing applicants to local

authorities in relation to the number of offers of accommodation they receive, where the local allocation policy is offers based”.

- 7.4 The evaluation recognised the need to address the issue of number of offers to all applicants. It is proposed that consideration of how offers to all applicants should be ‘equalised’ will be considered as part of the wider housing options approach which will be rolled out over the current financial year, 2011/2012. Housing options is a person centred approach which aims to help achieve realistic outcomes for individuals (including people who may previously have been considered homeless) which reflects their needs and aspirations.
- 7.5 A further report setting out proposals for the equalisation of offers will be presented to Housing and Technical Resources Committee during 2012/2013.

## **8. Sheltered Housing**

- 8.1. While the evaluation did not have a specific focus on sheltered housing, an issue was identified in relation to the assessment of sheltered applications. Currently, the Policy requires that a home visit be carried out to applicants to complete an assessment of the level of support the applicant requires to manage routine daily tasks.
- 8.2. Experience to date has demonstrated that, in many instances, applicants are either capable of completing the assessment themselves or capable of being assessed over the phone with the assistance of a Sheltered Housing Officer. It was also recognised the home visit approach had an adverse impact on the time the Sheltered Housing Officer has available to carry out other duties and deal with issues within their complex.
- 8.3. However, it is recognised that those who apply for sheltered housing include some vulnerable applicants and, therefore, there is a need to ensure the assessment process has the flexibility to give more intensive support and assistance, as appropriate, to those who require it.
- 8.4. It is proposed, therefore, that the Housing Allocation Policy is amended with effect from 23 May 2011 and that section 11.4 be revised as follows:-

### **How to apply**

“If you wish to apply for sheltered housing you must complete the standard housing application form as explained at Section two, point 2.2.

After we receive your completed application form, we will contact you to carry out an assessment of your needs. Where an up-to-date support needs assessment has been carried out by Social Work Resources or any other relevant agency we may also contact them to provide additional information in relation to your application.

You can choose to apply for other types of housing as well as sheltered housing”.

## **9. Next Steps**

- 9.1. Detailed action plan to be developed to ensure the effective implementation of the proposals set out above.
- 9.2. Continue to monitor good practice, national policy proposals and legislative changes in relation to the allocation of social rented housing.

- 9.3. Continue to monitor wider national policy proposals and legislative changes in relation to the allocation of social rented housing.
- 9.4. Full review of the Housing Allocation Policy to be carried out in line with policy review schedule.
- 10. Employee Implications**
- 10.1 There are no Employee Implications.
- 11. Financial Implications**
- 11.1 There are no financial implications.
- 12. Other Implications**
- 12.1 There are no implications for sustainability or risk in terms of the information contained within this report.
- 13. Equality Impact Assessment and Consultation Arrangements**
- 13.1 An equality impact assessment has been carried out on the recommendations contained in this report and, where issues were identified, remedial action has been taken. The assessment is that the proposals do not have any adverse impact on any part of the community covered by equalities legislation, or on community relations, and the results of the assessment will be published on the Council website.
- 13.2 Consultation took place with a range of employees within Housing and Technical Resources throughout the period of the evaluation. Discussion also took place with tenants and other interested parties between December 2010 and March 2011.

**Lindsay Freeland**  
**Executive Director (Housing and Technical Resources)**

22 April 2011

**Link(s) to Council Values/Improvement Themes/Objectives**

- ◆ Improve the quality access and availability of housing
- ◆ Develop services for older people

**Previous References**

- ◆ Housing and Technical Resources Committee, 3 September 2008
- ◆ Housing and Technical Resources Committee, 30 June 2010

**List of Background Papers**

- ◆ Terms of reference for evaluation of allocation policy
- ◆ Scottish Housing Regulator inspection report October 2010

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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## Appendix 1: Summary of current LLIs and recommendations for implementation during 2011/12

| No | Area of Operation  | Reason for LLI   | Current LLI criteria  | Key evaluation findings   | Proposed changes to LLI criteria   | Status   |
|----|--|--|---|---|--|--|
| 1. | East Kilbride<br>– applies to letting of all multi storey properties | Properties are particularly suitable for applicants with mobility needs<br><br>Properties considered unsuitable for households with children | Give priority to households with mobility needs<br><br>No allocations to families with children under 12 years. | Appropriate to prioritise applicants with mobility needs but evaluation identified need to clearly define wide range of mobility factors to be taken into account.<br><br>As all multi storey properties had limitations on allocations to households with children, it was identified that this aspect of the LLI could be dealt with through mainstream policy rules thereby ensuring a consistent approach across similar LLIs | Apply consistent definition in relation to mobility – to include a wide range of mobility factors<br><br>Remove this aspect of LLI and amend policy to confirm that no households with children under 16 years will be offered a multi storey property | Retain LLI with revised criteria<br><br>Implement 1 October 2011 |
| 2. | Hamilton<br>– applies to letting of all multi storey properties      | Properties are particularly suitable for applicants with mobility needs<br><br>Properties considered unsuitable for households with children | Give priority to households with mobility needs<br><br>No allocations to families with children under 16 years. | Appropriate to prioritise applicants with mobility needs but evaluation identified need to clearly define wide range of mobility factors to be taken into account.<br><br>As all multi storey properties had limitations on allocations to  | Apply consistent definition in relation to mobility – to include a wide range of mobility factors.<br><br>Remove this aspect of LLI and amend policy to confirm that no households with children under 16  | Retain LLI with revised criteria<br><br>Implement 1 October 2011 |

| No | Area of Operation  | Reason for LLI  | Current LLI criteria   | Key evaluation findings   | Proposed changes to LLI criteria  | Status                                   |
|----|--|---|--|---|---|--|
|    |  |   |  | households with children, it was identified that this aspect of the LLI could be dealt with through mainstream policy rules thereby ensuring a consistent approach across similar LLIs  | years will be offered a multi storey property   |  |
| 3. | Hamilton<br>- applies to letting of upper flatted properties in May Gardens  | Properties are located above sheltered housing but are not classed as sheltered and therefore cannot be allocated as such.<br><br>Wish to ensure that these properties are allocated to applicants with particular needs which will contribute to the sustainability of the community | Allocate upper flatted properties to applicants who are vulnerable or have support needs that can be met by this type of property. | To allow properties within this LLI to be let appropriately to people whose needs would be best met by these particular types/size of properties, it is proposed that the properties be re-classified as amenity housing and allocated through the mainstream policy. | Amend allocation policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs<br><br>Remove LLI and let properties in accordance with revised policy | Remove LLI effective from 1 October 2011 |
| 4. | Hamilton<br>- applies to letting of 2 bedroom tenement flats in Glasgow Road | High turnover rate combined with other management issues have resulted in community becoming unstable   | Restrict allocations to UHN list to max 20%  | Turnover in flats has significantly reduced and community is stabilised   | Remove LLI. High turnover in area has been addressed  | Remove LLI effective from 23 May 2011    |

| No | Area of Operation   | Reason for LLI   | Current LLI criteria  | Key evaluation findings   | Proposed changes to LLI criteria  | Status                                |
|----|---|--|---|---|---|---------------------------------------|
| 5. | Hamilton<br>- applies to letting of all properties in Kelvin Gardens                                | High turnover rate combined with other management issues have resulted in community becoming unstable  | Restrict allocations to UHN list to max 25%<br><br>Allocate ground floor properties to applicants with mobility needs.        | While the target of lets to the UHN has been achieved, turnover remains higher than average.<br><br>Progress has been made towards stabilising the area. It is felt that the mainstream policy combined with specific management interventions is more appropriate<br><br>Lack of demand from applicants with assessed mobility needs has meant this aspect of the LLI has been unable to be applied. | Remove LLI and as other estate management interventions are being used to address the issues in Kevin Gardens.  | Remove LLI effective from 23 May 2011 |
| 6. | Larkhall<br>- applies to letting of upper flats in Burnbrae Street; Mossblown Street; Watson Street | Properties are located above sheltered housing but are not classed as sheltered and therefore cannot be allocated as such.<br><br>Wish to ensure that these properties are allocated to applicants with particular needs | Let upper flatted properties to applicants who are vulnerable or have support needs that can be met by this type of property. | To allow properties within this LLI to be let appropriately to people whose needs would be best met by these particular types/size of properties, it is proposed that the properties be re-classified as amenity housing and allocated through the mainstream allocation policy.  | Amend allocation policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs<br><br>Remove LLI and let properties in accordance with revised policy | Remove LLI effective from 23 May 2011 |

| No | Area of Operation  | Reason for LLI   | Current LLI criteria   | Key evaluation findings  | Proposed changes to LLI criteria   | Status  |
|----|--|--|--|--|--|---|
|    |  | which will contribute to the sustainability of the community   |  |  |  |   |
| 7. | Cambuslang – applies to letting of all multi storey properties   | <p>Lack of council owned sheltered housing in area</p> <p>Properties are particularly suitable for applicants with mobility needs</p> <p>Properties considered unsuitable for households with children</p> | <p>Give priority to households with mobility and support needs that can be met by this type of property, community alarm system and care taking service.</p> <p>No allocations to families with children under 16 years.</p> | <p>Appropriate to prioritise applicants with mobility needs but evaluation identified need to clearly define wide range of mobility factors to be taken into account.</p> <p>As all multi storey properties had limitations on allocations to households with children, it was identified that this aspect of the LLI could be dealt with through mainstream policy rules thereby ensuring a consistent approach across similar LLIs</p> | <p>Remove Kyle Court from LLI (due to internal stairs)</p> <p>Apply consistent definition in relation to mobility – to include a wide range of mobility factors</p> <p>Remove this aspect of LLI and amend policy to confirm that no households with children under 16 years will be offered a multi storey property</p> | <p>Retain LLI with revised criteria</p> <p>Implement 3 October 2011</p> |
| 8. | Cambuslang -applies to letting of all 1 bedroom properties in all letting areas with the exception of Springhall | Lack of council accommodation suitable for older/ vulnerable people  | Allocate properties to applicants who require this house type due to medical or vulnerability issues   | To allow properties within this LLI to be let appropriately to people whose needs would be best met by these particular types/size of properties, it is proposed that the properties be re-classified  | Amend allocation policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs   | Remove LLI effective from 3 October 2011                                |

| No | Area of Operation  | Reason for LLI   | Current LLI criteria   | Key evaluation findings  | Proposed changes to LLI criteria  | Status  |
|----|--|--|--|--|---|---|
|    |  |  |  | as amenity housing and allocated through the mainstream allocation policy  | Remove LLI and let properties in accordance with revised policy   |   |
| 9. | Rutherglen<br>-applies to letting of all properties in Greenhill Court | High turnover rate in flats due to impact of allocations to concentration of households with high support needs, has resulted in community becoming unstable | Restrict lets to UHN list to max 30%.<br><br>Allocate ground floor 1 bed properties to applicants with mobility needs.<br><br>Potential to remove 1 block entirely from mainstream at future date. | Turnover has reduced and sustainability has improved.<br><br>Rate of tenancies terminated in less than 12 months have fallen from 34% in 2008/09, to 21% in 2009/10 (when the initiative was introduced) to 12.5% in 2010/11.<br><br>Lack of demand from applicants with assessed mobility needs has meant this aspect of the LLI has been unable to be applied. | Retain restriction in lets to UHN list and revise target to 25% - 30% for 2011/12<br><br>Remove consideration of mobility needs for ground floor properties<br><br>Remove option to re-designate 1 block from mainstream at future date, given improvements in stability and wider planned improvements | Retain LLI with revised target effective from 23 May 2011 |

| No  | Area of Operation  | Reason for LLI  | Current LLI criteria   | Key evaluation findings  | Proposed changes to LLI criteria  | Status  |
|-----|--|---|--|--|---|---|
| 10. | Rutherglen<br>-applies to letting of all 1 bedroom flats in Gallowflat/<br>Farmecross  | Lack of council accommodation suitable for older/<br>vulnerable people<br><br>Wish to ensure that these properties are allocated to applicants with particular needs which will contribute to the sustainability of the community | Allocate properties to applicants who require this house type due to medical or vulnerability issues           | To allow properties within this LLI to be let appropriately to people whose needs would be best met by these particular types/size of properties, it is proposed that the properties be re-classified as amenity housing and allocated through the mainstream allocation policy  | Amend allocation policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs<br>Remove LLI and let properties in accordance with revised policy | Remove LLI effective from 3 October 2011                    |
| 11. | Clydesdale North and South<br>– applies to letting of all properties within:<br>Glespin<br>Douglas<br>Douglas Water<br>Rigside<br>Coalburn<br>Carstairs Junction<br>Forth East | Low demand, high turnover and high levels of tenancy breakdown has resulted in rural communities becoming unstable  | Priority for housing to be given to applicants who have a local (social or economic) connection with the area. | Appropriate to continue to use social/economic connection criteria to help promote sustainable communities.<br><br>It is recognised that people with higher support needs are less likely to sustain a tenancy within identified areas and therefore it is proposed that lets to the UHN list be restricted in 2011/12.<br>The LLI can only be successful if closely linked with wider strategies to tackle the range of issues which affect rural villages. | Retain criteria relating to social/economic connection and include a restriction on lets to the UHN list to 25% - 30% for 2011/12   | Retain LLI with revised criteria effective from 23 May 2011 |

| No  | Area of Operation  | Reason for LLI   | Current LLI criteria  | Key evaluation findings   | Proposed changes to LLI criteria  | Status                                   |
|-----|--|--|---|---|---|--|
| 12. | Clydesdale South<br>-applies to letting of 1 and 2 bedroom properties in particular streets (as detailed in LLP report)                  | Lack of available accommodation suitable for vulnerable people with particular needs.<br><br>Wish to ensure that these properties are allocated to applicants with particular needs which will contribute to the sustainability of the community | Allocate properties to applicants who require this house type due to medical or vulnerability issues. | To allow properties within this LLI to be let appropriately to people whose needs would be best met by these particular types/size of properties, it is proposed that the properties be re-classified as amenity housing and allocated through the mainstream allocation policy | Amend allocation policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs<br><br>Remove LLI and let properties in accordance with revised policy | Remove LLI effective from 3 October 2011 |
| 13. | Clydesdale North<br>- applies to letting of 1 and 2 bedroom properties in particular streets across the area (as detailed in LLP report) | Lack of available accommodation suitable for vulnerable people with particular needs.<br><br>Wish to ensure that these properties are allocated to applicants with particular needs which will contribute to the sustainability of the community | Allocate properties to applicants who require this house type due to medical or vulnerability issues. | To allow properties within this LLI to be let appropriately to people whose needs would be best met by these particular types/size of properties, it is proposed that the properties be re-classified as amenity housing and allocated through the mainstream allocation policy | Amend allocation policy to confirm that amenity housing will be allocated to applicants aged over 60 years or who have appropriate needs<br><br>Remove LLI and let properties in accordance with revised policy | Remove LLI effective from 3 October 2011 |